



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## **Memorandum**

**Date:** June 18, 2015

**To:** Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

**From:** Jillian Harris, Planning and Zoning Administrator

**Subject:** **Tamsab Realty, LLC. (petitioner/owner)** – Special Exception under Section 2.02.2(C) of the Zoning Ordinance to permit the conversion of a single family residence to a two family residence. The parcel is located at 633 D.W. Highway in the C-1 (Limited Commercial) and Aquifer Conservation Districts and Wellhead Protection area. Tax Map 6E-2, Lot 024. Case # 2015-18. ***This agenda item was tabled from the May 27, 2015 meeting.***

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The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

### **Background:**

The subject property is an approximately 1.5 acre parcel located at 633 DW Highway in the C-1 (Limited Commercial) and Aquifer Conservation Districts. The site is currently a single family residence and is serviced by public water (MVD) and septic. The property is abutted by six single family residences, one two-family residence, and a church.

The petitioner is proposing to convert the single family residential use to a two-family residential use, which is permitted by Special Exception in the C-1 District. The petitioner's special exception justification indicated that there are no proposed building additions planned as part of the project. The petitioner should be prepared to discuss any interior renovations planned in order to convert the structure to a two-family home. If the petition is approved the applicant will need to obtain relief for the lot area requirements for a two-family residence per Section 3.02 of the Zoning Ordinance (subject of Case #2015-20 on the agenda).

The Building Official will require the septic system design to cover the total number of bedrooms for the proposed two-family residence if a permit is requested for expansion or change at the dwelling (Please see attached).

### **Standard of Review:**

It is the burden of the petitioner to demonstrate that the 4 criteria for the granting of a Special Exception from Section 2.02.1(C)(1)(c) of the Zoning Ordinance have been met:

- a) The specific site is an appropriate location for such a use or uses in terms of overall community development,
- b) The use as developed will not adversely affect the neighborhood,

- c) There will be no nuisance or serious hazard to vehicles or pedestrians, and
- d) Adequate and appropriate facilities will be provided for the proper operation of the proposed use or uses.

cc: Correspondence & Zoning Board File  
ec: Naga Tamragouri, Tamsab Realty  
Carol Miner and Fred Kelley, Building Department